074.0	0007	0007.0	1 of 1	Residential		Total Card / Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED:	766,600 / 766,600
					USE VALUE:	766,600 / 766,600
					ASSESSED:	766,600 / 766,600

PROPERTY LOCATION

No	Alt No	Direction/Street/City
112		COLLEGE AVE, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	LIONETTA JOSEPH F & ANNA L/TR
Owner 2:	
Owner 3:	
Street 1:	112 COLLEGE AVE
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: Y
Postal:	02474 Type:

PREVIOUS OWNER

Owner 1:	LIONETTA JOSEPH F & ANNA L -
Owner 2:	-
Street 1:	112 COLLEGE AVE
Twn/City:	ARLINGTON
St/Prov:	MA Cntry:
Postal:	02474

NARRATIVE DESCRIPTION

This parcel contains 11,344 Sq. Ft. of land mainly classified as One Family with a Raised Ranch Building built about 1961, having primarily Wood Shingle Exterior and 1675 Square Feet, with 1 Unit, 1 Bath, 0 3/4 Bath, 1 HalfBath, 6 Rooms, and 3 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R0	LARGE LOT	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo		
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	11344.000	261,000		505,600	766,600
Total Card	0.260	261,000		505,600	766,600
Total Parcel	0.260	261,000		505,600	766,600

Source: Market Adj Cost | Total Value per SQ unit /Card: 457.67 | /Parcel: 457.6

Legal Description

User Acct 47176

GIS Ref

GIS Ref

Insp Date 11/05/18

Entered Lot Size

Total Land:

Land Unit Type:

PREVIOUS ASSESSMENT

Parcel ID 074.0-0007-0007.0

!6241!

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	101	FV	261,000	0	11,344.	505,600	766,600	766,600	Year End Roll	12/18/2019
2019	101	FV	223,900	0	11,344.	512,800	736,700	736,700	Year End Roll	1/3/2019
2018	101	FV	223,900	0	11,344.	382,800	606,700	606,700	Year End Roll	12/20/2017
2017	101	FV	223,900	0	11,344.	346,700	570,600	570,600	Year End Roll	1/3/2017
2016	101	FV	223,900	0	11,344.	332,300	556,200	556,200	Year End	1/4/2016
2015	101	FV	201,200	0	11,344.	281,700	482,900	482,900	Year End Roll	12/11/2014
2014	101	FV	201,200	0	11,344.	267,300	468,500	468,500	Year End Roll	12/16/2013
2013	101	FV	201,200	0	11,344.	254,300	455,500	455,500		12/13/2012

PRINT

Date	Time
12/10/20	21:02:28

LAST REV

Date	Time
07/23/19	15:09:38

apro

SALES INFORMATION

TAX DISTRICT

PAT ACCT. 6241

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
LIONETTA JOSEPH	64829-357		1/23/2015	Convenience	10	No	No		
	12921-257		1/13/1976		46,000	No	No		N

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment

ACTIVITY INFORMATION

Date	Result	By	Name
11/5/2018	MEAS&NOTICE	BS	Barbara S
12/3/2008	Meas/Inspect	345	PATRIOT
11/13/2000	Hearing Chag	264	PATRIOT
10/12/1999	Meas/Inspect	263	PATRIOT
7/26/1993		RV	

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

USER DEFINED

Prior Id # 1:	47176
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		11344		Sq. Ft.	Site		0	70.	0.64	5			Ledge	-5					505,613						505,600	

Total AC/HA: 0.26042 | Total SF/SM: 11344 | Parcel LUC: 101 | One Family | Prime NB Desc: ARLINGTON | Total: 505,613 | Spl Credit | Total: 505,600

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	18 - Raised Ranch		
Sty Ht:	1 - 1 Story		
(Liv) Units:	1	Total:	1
Foundation:	1 - Concrete		
Frame:	1 - Wood		
Prime Wall:	1 - Wood Shingle		
Sec Wall:	8 - Brick Veneer	5	%
Roof Struct:	2 - Hip		
Roof Cover:	1 - Asphalt Shgl		
Color:	BEIGE/RED BRICK		
View / Desir:			

GENERAL INFORMATION

Grade:	C+ - Average (+)		
Year Blt:	1961	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:		Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wall	1 - Drywall		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:	4 - Carpet	25	%
Bsmnt Flr:	14 - Asphalt Tile		
Subfloor:			
Bsmnt Gar:	2		
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	2 - Gas		
Heat Type:	3 - Forced H/W		
# Heat Sys:	1		
% Heated:	100	% AC:	
Solar HW:	NO	Central Vac:	NO
% Com Wall		% Sprinkled:	

BATH FEATURES

Full Bath	1	Rating:	Average
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:	1	Rating:	Average
A HBth:		Rating:	
OthrFix:	1	Rating:	Fair

OTHER FEATURES

Kits:	1	Rating:	Average
A Kits:		Rating:	
Frpl:	1	Rating:	Average
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	AV - Average	31.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	31	%

CALC SUMMARY

Basic $ / SQ:	95.00
Size Adj.:	1.35000002
Const Adj.:	1.00891030
Adj $ / SQ:	129.393
Other Features:	83800
Grade Factor:	1.10
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	378281
Depreciation:	117267
Depreciated Total:	261014

COMMENTS

SCUTTLE/TOILET IN BSMT.

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units:	1

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												
Totals	RMs: 6			BRs: 3				Baths: 1		HB 1		

REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

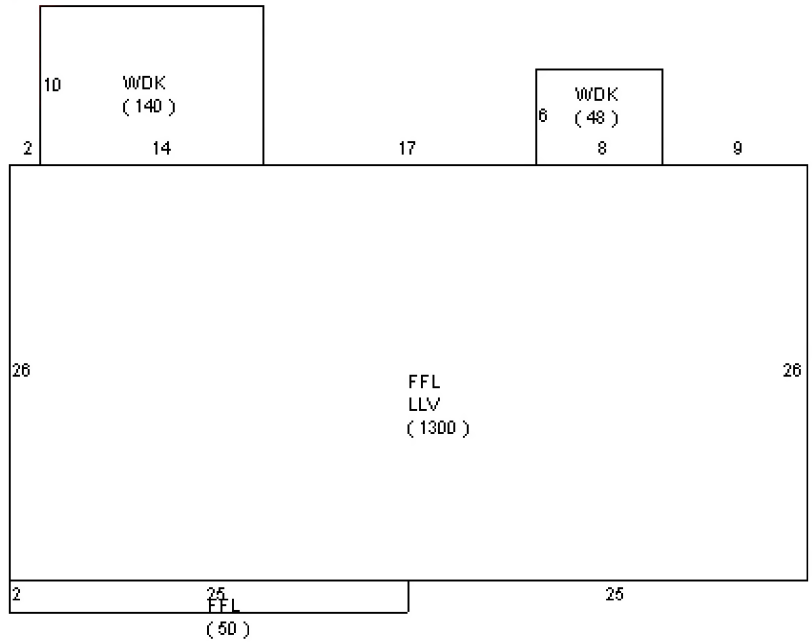
No Unit	RMS	BRS	FL
1	6	3	
Totals			
1	6	3	

COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:	Ind.Val
Juris. Factor:		Before Depr:	142.33
Special Features:	0	Val/Su Net:	91.97
Final Total:	261000	Val/Su SzAd	193.33

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
FFL	First Floor	1,350	129.390	174,680
LLV	Lower Level	1,300	64.050	83,264
WDK	Deck	188	11.420	2,147

Net Sketched Area:	2,838			Total:	260,091
Size Ad	1350	Gross Are	2838	FinArea	1675

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten
LLV	100	FLA	25	F	

IMAGE

AssessPro Patriot Properties, Inc

MOBILE HOME

Make:		Model:		Serial #:		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID

074.0-0007-0007.0

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value

More:	N	Total Yard Items:		Total Special Featues:		Total:	